



**MULTIFAMILY NW**  
The Association Promoting Quality Rental Housing

OREGON

# 10-DAY NOTICE OF TERMINATION FOR REPEAT VIOLATIONS

(USE WITHIN 6 MONTHS  
OF FOR CAUSE NOTICE)

EQUAL HOUSING  
OPPORTUNITY

DATE \_\_\_\_\_ PROPERTY NAME / NUMBER \_\_\_\_\_

RESIDENT NAME(S) \_\_\_\_\_

SAMPLE

UNIT NUMBER \_\_\_\_\_ STREET ADDRESS \_\_\_\_\_ also all other Occupants or persons unknown claiming any right or interest in the Premises.

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

**Attention Resident(s):**

On SAMPLE <sup>DATE</sup> you were served with a "For Cause Notice" of termination for material violation(s) of the Rental Agreement, material violations of the landlord-tenant law, or failure to pay rent.

On or about SAMPLE <sup>DATE</sup> you, other members of your household or your guests engaged in substantially the same act or omission that constituted the prior violation(s).

The acts or omissions constituting substantially the same violations are described as follows *(provide specific factual detail for each violation)*:

SAMPLE

If this termination notice is based upon a restriction regulating a portable cooling device allowed by law, the date of termination will be extended by one day for each day that there is an extreme heat event for the county of the premises. "Extreme heat event" means a day on which National Weather Service of the National Oceanic and Atmospheric Administration has predicted or indicated that there exists a heat index of extreme caution for the county. Information regarding days with an extreme heat event can be found on the website for the Housing and Community Services Department.

**Pursuant to ORS 90.392 your tenancy will terminate on the date below:**

☐ This Notice has been served personally and the termination date is at least 11 days later at 11:59 p.m. on \_\_\_\_\_ <sup>DATE</sup>

or

☐ If written Rental Agreement allows, this Notice has been served by posting on the main entrance door of the dwelling unit and mailed first class. The termination date is at least 11 days later at 11:59 p.m. on \_\_\_\_\_ <sup>DATE</sup> or

☐ This Notice has been served by first class mail only and the termination date is extended by four days including the date mailed. The termination date is at least 14 days later at 11:59 p.m. on \_\_\_\_\_ <sup>DATE</sup>

SAMPLE

**Owner/Agent: Please note additional service requirements for subsidized residents as listed in "Subsidized Residents Only" section.**

☒ Section 8 Housing Choice Voucher

**You have no opportunity to cure this violation.** If you believe you have received this Notice in error then you must provide Owner/Agent with an explanation and proof (if requested) of your explanation before the date your tenancy terminates. Space has been provided on this form for your reply.

**Resident(s) reply** *(explain why Notice is incorrect, and identify any witness or evidence you have):*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the recipient of this document is a veteran of the armed forces, assistance may be available from a county veterans' service officer or community action agency. Contact information for a local county veteran's service officer and community action agency may be obtained by calling a 2-1-1 information service.

OWNER/AGENT XADDRESS SAMPLESAMPLE

TELEPHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

**SUBSIDIZED RESIDENTS SEE DISCLOSURES**

## SUBSIDIZED RESIDENTS ONLY

### HUD DISCLOSURES

If you remain in the leased unit on the date specified for termination, Owner/Agent will enforce the termination only by bringing a judicial action at which time you may present a defense. You have ten (10) days within which to discuss this eviction with Owner/Agent. This 10-day period commences on the earlier of the day this Notice is hand-delivered to your unit or the day after it is mailed. The discussion period does not extend the date for termination. Persons with disabilities have the right to request reasonable accommodation to participate in the hearing process.

### ADDITIONAL SERVICE REQUIREMENTS

**SECTION 8 VOUCHERS:** Notice served by one of the methods listed above AND copy mailed to Public Housing Agency the same day.

**HUD (PROJECT BASED):** Notice served by one of the methods listed above, AND mailed to Unit, AND

1. Attempt to serve the Notice personally to any adult answering the door. If unable to do that:
2. Attempt to slide the Notice through the door (mail slot) or under the door. If unable to do that:
3. Post the Notice on the door at eye level.

**NOTICE RE: EVICTION FOR NONPAYMENT OF RENT**  
**THIS IS AN IMPORTANT NOTICE OF WHERE TO GET HELP IF**  
**YOU ARE FACING POTENTIAL EVICTION FOR NONPAYMENT**

(Spanish) Este formulario está disponible en español en:  
(Russian) Бланк этого документа можно получить на русском языке в:  
(Vietnamese) Đơn này có bằng tiếng Việt tại:  
(Traditional Chinese) 本表格的繁体中文版在:  
(Korean) 한국어로 번역된 양식은 다음 웹 사이트에서 찾을 수 있습니다:  
<https://www.courts.oregon.gov/forms/Pages/landlord-tenant.aspx>

You must comply with deadlines identified in a notice of nonpayment or you risk losing your housing

Rental assistance and support services may be available. Dial 2-1-1 or go to [www.211info.org](http://www.211info.org) to find a local service provider.

If you have a child under 1 year old living with you and you have been approved for rent assistance through Medicaid, you may be able to delay the eviction. See <https://www.courts.oregon.gov/forms/Pages/landlord-tenant.aspx> for more information.

Low-income tenants may be able to receive free or low-cost legal advice by contacting a legal aid organization. Go to <https://oregonlawhelp.org/association-legal-aid-programs-oregon> to find an office near you. The Oregon State Bar provides information about legal assistance programs at [www.osbar.org/public](http://www.osbar.org/public)